124.0	0004	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,134,100 / 1,134,100
					USE VALUE:	1,134,100 / 1,134,100
					ASSESSED:	1,134,100 / 1,134,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		ACADEMY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	REHRIG BRIAN H & SHEILA B
Owner 2:	
Owner 3:	
Street 1:	28 ACADEMY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,437 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1884, having primarily Vinyl Exterior and 2875 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5437.000	608,400	900	524,800	1,134,100
Total Card	0.125	608,400	900	524,800	1,134,100
Total Parcel	0.125	608,400	900	524,800	1,134,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 394.44 | /Parcel: 394.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	80101
GIS Ref	
GIS Ref	
Insp Date	05/11/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 124.0-0004-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	608,400	900	5,437.	524,800	1,134,100	1,134,100	Year End Roll	12/18/2019
2019	101	FV	454,800	900	5,437.	554,000	1,009,700	1,009,700	Year End Roll	1/3/2019
2018	101	FV	454,800	900	5,437.	408,200	863,900	863,900	Year End Roll	12/20/2017
2017	101	FV	454,800	900	5,437.	390,700	846,400	846,400	Year End Roll	1/3/2017
2016	101	FV	454,800	900	5,437.	361,500	817,200	817,200	Year End	1/4/2016
2015	101	FV	422,000	900	5,437.	303,200	726,100	726,100	Year End Roll	12/11/2014
2014	101	FV	422,000	900	5,437.	296,200	719,100	719,100	Year End Roll	12/16/2013
2013	101	FV	422,000	900	5,437.	282,200	705,100	705,100		12/13/2012

!9655!

PRINT

Date	Time
12/11/20	00:06:06

LAST REV

Date	Time
08/25/18	13:06:27
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9655

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LAHAN CORNELIUS	23656-16		9/15/1993		306,000	No	No		Y

USER DEFINED

Prior Id # 1:	80101
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/5/2018	739	Siding	50,000	C				
6/28/2017	755	New Wind	28,000					
7/16/2014	847	Re-Roof	5,800					
4/9/2009	217	Renovate	120,000					
5/11/1998	271	Manual	3,000					REPAIR SINKING FLO
11/5/1996	582	Manual	7,000					REPAIR PORCHES

ACTIVITY INFORMATION

Date	Result	By	Name
5/11/2018	MEAS&NOTICE	HS	Hanne S
7/22/2014	External Ins	PC	PHIL C
12/18/2008	Meas/Inspect	294	PATRIOT
6/22/2004	Inspected	BR	B Rossignol
12/8/1999	Inspected	264	PATRIOT
11/17/1999	Mailer Sent		
10/28/1999	Measured	266	PATRIOT
6/3/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5437		Sq. Ft.	Site		0	90.	1.07	10									524,802						524,800	

Total AC/HA: 0.12482 | Total SF/SM: 5437 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 524,802 | Spl Credit | Total: 524,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	1 - Wood Shingl	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1884	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.00205362
Const Adj.:	0.99396008
Adj $ / SQ:	129.480
Other Features:	90504
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	637725
Depreciation:	29335
Depreciated Total:	608390

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 11 | BRs: 4 | Baths: 1 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	4	
Totals			
1	11	4	

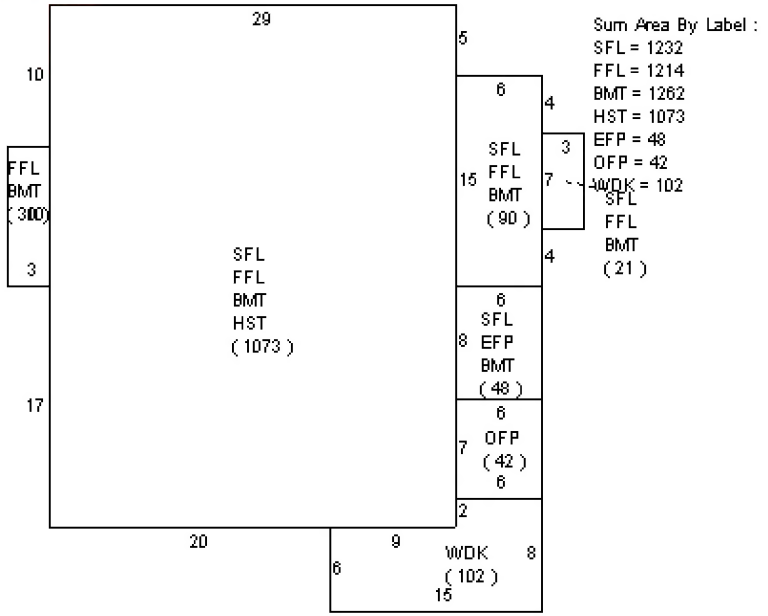
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	156.67
Special Features:	0	Val/Su Net:	137.12
Final Total:	608400	Val/Su SzAd	203.99

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,262	38.840	49,021
SFL	Second Floor	1,232	129.480	159,520
FFL	First Floor	1,214	129.480	157,189
HST	Half Story	537	119.120	63,909
WDK	Deck	102	15.710	1,602
EFP	Enclos Porch	48	72.160	3,464
OFP	Open Porch	42	43.730	1,837
	Net Sketched Area:	4,437	Total:	436,542
Size Ad	2982.5	Gross Are	4973	FinArea 2875

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	20		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 124.0-0004-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	11x29	G	GD	1884	4.28	T	30.6	101			900			900

More: N | Total Yard Items: 900 | Total Special Featues: | Total: 900